



77 Vass Rd, Etna Creek



## Believe in Love At First Sight! 585 Acres Prestige Property Available

A rare chance to secure an attractive blue-chip property located within 20km of Rockhampton smack in the middle of the Northern development corridor. Offering an outstanding blend of rural lifestyle with all the city conveniences that the beef capital offers, the property has 3 titles with creek frontage along the beautiful Twelve Mile Creek.

Improvements include:

- 6 fenced paddocks
- steel cattle yards with covered crush and loading ramp
- powered 9m x 10m shed with container attached
- Three phase power connected the property.
- The property boasts plentiful water:

Price Expressions of Interest

Property Type Residential

Property ID1140

### Agent Details

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### Office Details

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- 2 dams
- two bores (approx 1000 gal/hr and 400 gal/hr)
- town water supply
- 10m x 7m 2 bay garage (brand new)
- 18m x 25m shed with 5m x 12m mezzanine floor is soon to be under construction and is anticipated to be completed early December 2024. The owners have plans to make this liveable.

This property can hold approx 100 cows with calves (depending on seasonal variations).

Thinking future subdivision potential, "Sunset View" already borders on smaller 5 acre subdivisions. The property is already on 3 titles.

Rarely does a quality acreage this close to the Beef Capital of Rockhampton become available and with so much future potential on so many levels. The value of this property can only grow while you enjoy a wonderful lifestyle. It will truly be love at first sight!

We invite your inspection today!!! Phone Alan Cornick 0418 792 888 or Leonie Wheeler 0428 199 930 at Alan Cornick Real Estate to arrange a time to view.

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